News of the Real Estate World

APARTMENT HOTEL FOR WEST 88TH ST.

ture Between Broadway and Amsterdam Avenue.

Arthur Eckstein and Leo I. Meinhard Arthur Eckstein and Leo I. Meinhard sold for Mrs. Agnes Marx the three story dwelling 308 West 140th street.

David B. Ogden 14 East Tenth street, a four story dwelling, 25x92.3, to Ash-bel Green, who will occupy. Jacob Goodman, through Charles Taylor, broker, sold the three story Taylor, broker, sold the three story dwelling, 17x99.11, at 233 West 128th

Sale on West Fifty-fifth Street. George R. Read & Co., with William B. May & Co., sold for the estate of Sybli F. Hubbard the stable at 138 West'

SALES IN MANHATTAN REVEALED IN RECORDS

Fifty-fifth street to a client of William

Beatrice Pelz sold to Adolph and Sophia Bruckman the four story tenement, 66 Second avenue, 20x24.

William H. Mulker sold to William Hoeft for \$19,000 the property on the south side of 138th street, 550 feet cast of Lenox avenue, 100x59.6.

Gilbert Hirsch sold for \$29,750 the five story house, 369 West 117th street, the five story house, 369 West 117th street, a thouse at 203 West 167th street, known as street, 25x100.11.

Sented the newly formed corporation.

OPERATOR IN THREE DEALS.

A. Zanderer, Inc., Buys Flats in Manhattan and Bronx.

Manhattan and Bronx.

Abraham Zauderer. Inc., has bought from a client of Krakower & Peters, attorneys, the nine story apartment house at 203 West 167th street, known as Bay Ridge boulevard. Beatrice Pelz sold to Adolph and

20x100, from John C. Mead.

Ida B. Farley sold to the Mortiren
Realty! Corporation the three story
dwelling, 75 West 131st street, 16.8x99.11
Edward Blumenkranz sold to the
Errome Realty! Company the three story
dwelling, 104 East Seventy-fourth street.

Acquire

Gussie and Louis Geisler sold to Joseph Worm the three story dwelling, 19 West 113th street, 15.6x100.11.

MISCELLANEOUS LEASES

in area of over and has been purchased by the Fort Washington Auto Club, Inc. (John Marsa), which plans to improve it at once with a two story building with terra cotta front, containing stores, services in 135 William street to Max Abraham & Abraham & Kornheiser; in 56 Pine street space to Foster Debevoise; in 48 Beaver street to Louis D. & Murray Levine; in 77 Stone street and 23 South William street a floor to Manford W. Ehrich; in 6 Maiden lane space of Morris Feingold and Moise Hirsch, nc., and in 27 Pine street, portion of the Eighth floor to H. Quaw & Co. Tab Lexington and provided the state of the started next week. It is expected that the building will be ready for occupancy next spring.

Lease ON FULTON STREET

**Lease ON FULTON STREE the Eighth floor to H. Quaw & Co.

James Kyle & Sons leaged south store
in 730 Lexington avenue to Phillip Fuc-

ment Corporation.
E. A. Turner leased corner store in E. A. Turner leased corner store in 119 Madison avenue, corner Thirtieth street, to the Waldorf Fruit and Candy Company, for five years at a rental of \$5,000 a year; in 128 Madison avenue, the two floors to the Madison Garment Company; two lofts in 29 East Thir-light street to Williams & Co. store in 47 East Twenty-seventh street, to Gabriel Lasowitz, candler and fruits, the and the atore in 3 East Twenty-ninth floor street to Peter Ehrenawigh, for the silk

trade.

Spear & Co. leased the twelfth floor in 115 West Thirtieth street to Kahn Bros., dress trimmings, ribbons and silks; fourth floor in 33 East Thirty-third street to Joe Siegel, Inc., jobber in cloaks and suits; fourth floor in 113 University place, to Dorfman Bros. & Gordon; third floor in 1293 Broadway, to Business Letters Service; second floor in 10 West Eighteenth street to H. H. Hamblin, and part of fourth floor in 149 Fifth avenue, to Lightdale Manufacturing Company.

RESIDENTIAL RENTALS.

Abraham I. Rimer and others have leased from Frank B. Washburn the three story dwelling, on let 30x70, at 1113 Lexington avenue, adjoining the southeast corner of Seventy-eighth street. The lease is for twenty-one years, beginning from March 1, 1923, at an aggregate rental of \$52,500.

James Kyle & Sons leased an apart-ment in 603 Lexington avenue to Miss Frederica Lord.

INVESTED IN REALTY

Buy Bronx Houses.

"Dave" Shade, contender for welter-Builders Buy Site for Struc- weight honors in the prize ring, has pur- Thursday's special sale by Joseph P chased for his home the two story two Day in the Vesey street salesroom. The family house on the east side of Grand forty-one acre plot in New Rochelle, Concourse, 215.6 feet north of 198th located on Weaver street, near the streef, on a lot, 25x72. The seller was Wykagyl Country Club, New Rochelle, the Ciampi Realty Building Company, Westchester county, formed the

The four story flat, 1498 Brook avenue, Southeast corner 174th street and Farms road, for \$5.00; also southeast corner 174th street and Farms road, for \$5.00; also southeast corner 174th street as Farms road, for \$5.

Two more Dyckman building operations are to be undertaken by Sonn Bros., old time builders, who have just formed the Sherman Elwood Building Long Island Railroad station at Flat-Corporation for the purpose of improving the vacant plot. 199x245, at the southeast corner of Sherman avenue and Elwood street, with two apartment houses. Sonn Bros. recently acquired the property from Paul Braul.

The builders will immediately erect from plans and specifications by George F. Pelham, architect, a six story building, 18.4x80. Charled Falletta was

Abraham Zauderer, Inc., has bought from a client of Krakower & Peters, attorneys, the nine story apartment house at 23 West 16th street, known as Stebbins Realty and Construction

MOTOR CLUB BUYS PLOT.

Acquires Garage Site on Broadway Near 187th Street.

L. J. Phillips & Co. sold for Adolph G. Costa. Lewisohn & Sons the plot fronting 229 feet on the east side of Broadway, 50 feet south of 187th street, with an Albert B. Ashforth, Inc., leased space 105 West Fortleth street, with Frank L. Fisher Company to Nalicrete Corporation; in the Liggett Building, with William J. Henderson to Eltona Investing Corporation, and in 47 East Forty-fourth street to the National Golf Supply Company.

QUEENS BOROUGH DEALS.

Charles G. Keller and the Roman-Caliman Company sold for the Sag Har-ber Savings Bank the building southeast

corner Wilbur avenue and Radde-street, Long Island City, to R. A. Bachia & Co, cigar manufacturers. The Elite Button Co., Inc., leased through the Clay Real Estate Agency the northwest portion of the seventh floor in the American Druggists Syndi-cate Building, Borden avenue, Long Laland City.

IN THE AUCTION ROOM. (14 VESEY STREET.)

By HENRY BRADY. ELIZABETH ST. 200. c s. 94.4 (t n of Prince at, 20x90.3x20x04.4, 4 story brick tenement and stores: Howery Savings Bank vs Salvatore Pati et al; Cadwalader, W. & T. attorney; Paul T. Kammerer, Jr., refereed, st. 25,558.80; taxes, &c. \$192.50. To Frank Zienna, tenant, for \$14,250. BRONN EXCHANGE.

By A. JOSEPH & CO. GRAND BOULEVARD and Concourse, 2231, n w cor 182d st. 56.11x57x58.1x47, 2 story dwelling and 1 story spriggs; Nathan Lowenstein vs Heme Building Material Corporation et al: Levy, Gutman & Gold-berg, attorney; Henjamin Barondess, ref-erce; due, \$4.274.55; taxes, &c. \$150. Ad-journed to December 7.

PRIZEFIGHT CAPITAL 14 PARCELS AT SPECIAL **SALE BRING \$138,950**

'Dave' Shade and Manager J. P. Day Sells Property in City and Suburbs.

Fourteen parcels were included in

street, on a lot, 25x72. The seller was the Clampi Reality Building Company, which erected it. The adjoining similar house to the south has been purchased from the steep five story flats at 203, 205 and 207. West Eighty-eighth street hrough Slawson & Hobbs. They announce they will recet a fifteen story apartment hotel on the site to contain two, three and four yooms and kitchenettes. There will also be a restaurant on the first floor. The structure is to be completed by next October.

The site, which comprises a plot 70x 240, was purchased from Jacob Axelrod & Son, who had just purchased it from Daniel B. Freedman through the same brokers. It is on the north side of the street, between Amsterdam avenue and Broadway.

Multifauilty Parcels Sold.

William Goldstone and Simon Myers purchased from Ellen A. Murphy and others the five story double flat with stores and the four story single flat, 45x290, at 428 and 420 West Thirty-first street. The property adjoins a twelve story loft and has not changed hands in forty years. Pocker & Co. were the brokers.

Anna Levine sold to Anna Goldsmith forty years. Pocker & Co. were the brokers side of intervale avenue, 135 feet north of 189th street, Bronx, seven lots to Robert Benoiff for 30th street, Bronx, streed in two story garage on the southeast corner of 11,000. Aurora Scalone purchased southwest corner by sold for Oscar Rosenburgh and the first street is considered and simon first street i

stores and the four story single for a first street. The property adjoins a twelve story loft and has not changed hands in forty years. Pocker & Co. were the brokers.

R. Telfair Smith sold of Adolph W. Kempner the five story apartment with stores at 71 East 116th street. The geniln Realty Company was associate broker.

Godfrey M. Lahm sold to a client of Louis W. Osterweis the five story tenement southwest corner of Southern Boulevard and Louis W. Osterweis the five story tenement southwest corner of Eighty-fifth ment s

DEAL IN BROOKLYN

chased the Seminole apartments, 327 Sterling place, held at about \$100,000. G. P. Extterly sold for a client of Rus tin & Robbins the three story building 558 Atlantic avenue, between Third an Fourth avenues, to Francis J. Hill. Thi is the sixth house sold in this block within the last thirty days, and the deal

quired the property from Paul Braul.

The builders will immediately erect from plans and specifications by George F. Pelham, architect, a six story apartment house with stores, on plot 100x185, at the corner of Sherman avenue and Elwood street, and five story apartment house on plot 105x100, on Elwood street. The entire operation will involve about \$500,000.

Bernard H. Arnold, attorney, represented the newly formed corporation.

ONED ATTOR IN THEFE TRAIS.

sold 709 Sackett street, a two story

PERSONAL AND IMPERSONAL.

Wm. A. White & Sons have been ap pointed managing agents of the four story house at 20 West Fifty-fourth

Robert E. Kelly was the broker is the sale for the Beekman estate of th three dwellings at 210 to 214 East Fit tieth street, and of 232 East Forty seventh street to Otto A. Fuchs.

Lawrence, Blake & Jewell and George Neiman have placed first mortgage of \$24,050, for five years on 103 East Eigh-ty-fourth street, a nine story apartment house, 76x100.

POLICEMAN LOSES \$20,000 SUIT.

Journed to December 7.

By HENRY BRADY.

TRINITY AV. 818, w s. 97.2 ft n of 158th st. 50x150, 1 and 2 story stores: Klesler Realty Company vs Jennie Berger: Philis D. Shapiro, attorney: Alfred H. Townley.

Trinity Av. 818, w s. 97.2 ft n of 158th st. 50x150, 1 and 2 story stores: Klesler Bealty Company vs Jennie Berger: Philis D. Shapiro, attorney: Alfred H. Townley.

Trinity Av. 818, w s. 97.2 ft n of 158th st. 50x150, 1 and 2 story stores: Klesler Blesving: or Uncle America Sees It Through, depicting relief work, will be shown.

Trinity Av. 818, w s. 97.2 ft n of 158th st. 50x150, 1 and 2 story stores: Klesler Blesving: or Uncle America Sees It Through, depicting relief work, will be shown.

CITY REAL ESTATE.

CITY REAL ESTATE.

Built Under Tax Exemption Price \$5,950 10 Nore Ready Two-Story and Full Cellar 8 Rooms and Bath

n heat, electric light, gas ranges, pen plumbing, garage driveway.

The Seminole on Sterling

Leverich Realty Corporation pur

five story flat 163 East Ninety-sixth street, 25x100.11.

Stephen J. O'Keefe sold to K. and H. Burkle the four story tenement, 612 Eleventh avenue, 18,9x70.

Eva Nathan sold to Abraham Davis the five story tenement, 871 First avenue, 25x100.

Josephine Gambardelli sold to Nicolo Talamo the five story tenement, 871 First avenue, 25x100.

Affred E. Olenick purchased 52 West 18fred, 25x87.6.

Affred E. Olenick purchased 52 We J. ROMAINE BROWN, 10 EAST 43D ST. Tel. Murray Hill 1481.

garage, near Fourth avenue, for Mrs. Candida Volpe to Thomas W. Edgerton. Park Realty Company sold for George Baruch 1126 Forty-second street, a two family dwelling, and 91 Forty-fourth street, a new two family dwelling, for

SUBURBAN TRADING.

cilio.

Cushman & Wakefield, Inc., leased offices in 52 Vanderbilt avenue to John Pendleton and in 50 East Forty-second street to The Micwell Company, Inc., also additional space in 50 East Forty-second agent for both properties.

Van Valen, Inc., for twenty-one years to a client who will improve the property extensively. The building, 112 Full-plot of 100 feet on Grandview avenue in the White Plains Highlands section of White Plains to A. F. Jensen.

Lugene V. Welch sold for Charles B. Tunnis his dwelling at Morets Plains. White Plains to A. F. Jensen.
Eugene V. Weich sold for Charles B.
Tunnis his dwelling at Morris Plains,
Morristown, N. J., to W. Fuhrer of

NEAR EAST RALLY TO-NIGHT. Archbishop Hayes, Rabbi Alexander Lyons of Brooklyn, Dr. Robert E Speer, president of the Federal Coun-cil of Churches, Dr. John H. Finley and Will H. Hays will speak to-night

Brooklyn-Sale or Let. Brooklyn-Sale or Let.

East 87th St. & Ave. L.

ONE STORY

STORE & APARTMENT SMALL CASH—EASY PAYMENTS Butcher-Baker-Dry Goods Great Opportunity—No Competition

Ave. L. & 87th St.

Here Is Where I Buy a Home 950 Price\$6,750 Built Under

Two-Story and Full Cellar. 8 Rooms and Bath cam heat, electric light, gas ranges 56th St. & 18th Ave.

How to reach property-Sea Beach train (4th Ave. Subway) to 18th Ave. Wonderful Return on Small Cash Payment 2-FAMILY BRICK SOLD IN \$6,925 Each Exemption

Fifth Ave. & 33d St. 4th Av., West End or Sea Bach Subwa to 36th St. (Express Station, or 5th Av Trolley to 33d St.).

4 Rooms and Bath on Each Floor

REALTY ASSOCIATES

162 Remsen St., B'klyn. Telephone Main 6480

SUBURBAN REAL ESTATE.

SUBURBAN REAL ESTATE. Westchester-Sale or Let.

END" "FARM Real Old Colonial Farm House with 3 acres of land

in the centre of SCARSDALE

rooms with 2 baths. Combination stable and garage About 30 old apple trees and large garden. Numerous fine old shade trees. Two-thirds of a mile from station. For sale at \$45,000, terms arranged. More land may be had. FISH-GARMANY REALTY CORPORATION Phone Scarsdale 1.

REAL ESTATE BROKERS.

EDWIN H. HESS

Business Building Management A Highly Specialized Service 250 - 5th Ave. Mad. Sq. 8398

REAL ESTATE AT AUCTION. ARTHUR C. SHERIDAN, Real Est. Auction's 152 Broadway. Cort. 1328.

CITY REAL ESTATE.

NOX GOOWIN HARLEM Realty Investments East 46th St., N. Y

Spayten Duyvil and Riverdale, Above Harlem River. Fieldston RIVERDALE-New York City's most accessible suburb. GEORGE HOWE, 527 Fifth Ave., N. Y. C

Brenx-Sale or Let. FOR SALE AT GREAT BARGAIN 30 LOTS Clark Place—Marcy Place Between Walton Ave. and Grand Concourse. Price \$4,000 per lot. Easy terms. Mortgage 5%.

SUBURBAN REAL ESTATE. Long Island-Sale or Let.

I. G. WOLF, 12:0 B'way. N. T. Exceptional bargains on the North Shore.

LECLUSE WASHBURN & CO. North Shore Properties WASHBURN & CO. Tel. Vanderblit 3556.

Westchester-Sale or Let.

NEW ROCHELLE

LESLIE P. HARRIS

SEE THIS BARGAIN

one bath bome, sun parlor, garage, on full sized plot; restricted park; only \$12,000; easy terms; worth seeing. H. C. KIRHOFER, 22 North Av. Tel. 58 New Rochelle. Open Sundays.

Connecticut-Sale or Let, E. P. HATCH INC. Hent Fatate Greenwich ?t. Ladd & Nichols, Inc. Greenwich, Conn.

CHOICE INDUSTRIAL SITES

New Jersey-Sale or Let.

Malicious Prosecution.

Robert Brown, Jr., a son of the clerk of Special Sessions Court in Richmond, received a verdict of \$200 yesterday in his \$20,000 suit against Patrolman Frederick Franklin, Sr., of the East Sixty-seventh street station in Manhattan. He accuses the policeman of malicious prosecution.

Brown contended that the policeman hiad his son, Frederick Franklin, Jr., lock him up for being without his automobile license, and that he had to spend four hours in the Old Slip station before getting ball. He was exonerated when the case was tried in Traffic Court, he said.

MONTCLAIR Colonial brick residence, 8 rooms, 3 tiled baths, sun FRANK HUGHES Company Montolair CHAS. R. REEVE, MILLBURN, N. J. House from \$7,500 to \$150,000, Maplewood — Short Hills — Summit. HOUSES TO LET. Unfurnished.

16 East 81st Street 5 STORY AMERICAN BASEMENT DWELLING WITH 4 BATHS, 4 MAS-TER BEDROOMS, 4 SERVANTS' ROOMS. FOR RENT UNFURNISHED, APPLY

PEASE & ELLIMAN,

TO LET FOR BUSINESS. From Battery to 14th St. (Inclusive).

32 BROADWAY IN the 80s, close to Lexington av., adjoining dwelling: 3 stories and basement; \$20,000 each. DUFF & CONGER, INC., Madison av., 86th st. Lenox 8909. ATTRACTIVE OFFICE SPACE.
H. C. SEAVEN, on Premises.
Broad 1901 or Your Own Broker.

Above 14th St. to 59th St. (Inclusive).

Daylight, Fireproof, Sprinklered LUFIS For Manufacturers

20,000 sq. ft. to a floor

From 1 to 6 floors. 60c a foot Principals only **THOENS & FLAUNLACHER**



25 West 33rd Street Phone Pennsylvania 5341

LOFTS-STORES-BUILDINGS LOUIS SCHRAG, 142 W. 23D ST.

Above 59th St .- 5th Av. to North River. DOCTORS AND DENTISTS CLUNY PROFESSIONAL BUILDING

133 West 72nd St. SEE SUPERINTENDENT.

STORE 2112 BROADWAY.
Reasonable rent. See
renting agent on premise

APARTMENTS-Sale or Let. Unfurnished.
Above 14th St. to 59th St. (Inclusive).

Knickerbocker CHAMBERS 66 West 53rd St.

2 Room Elevator Apartments ALL MODERN IMPROVEMENTS MODERATE LENTAL MAID SERVICE IF DESIRED. OVERLOOKING CENTRAL PARK

FLATBUSH-Investors, 16 family apartment house, ideal location; price \$70,000, rents \$12,180. cash \$20,000; others from \$75,000 to \$300,000. WESTWOOD REALTY CO., 685 Fatbush av.; closed Sunday.

ONE family stucco house, 7 rooms; garage; all improvements, for sale, 789 E. 5th (Flatbush), Brooklyn. 218-220 W. 59TH ST. 5th Floor Apt. 8 Rooms J. EDGAR LEAYCRAFT & CO. 30 East 42d St. M. Hill 0500. 5th Ave.
at 30th St.
Entrance
I W. 30.
2 rooms and bath, \$100 to
\$150 per month. Maid's and
valet services, meals and
laundry if desired. Inquire
of superintendent or

FRED'K FOX & CO., INC. 2 Rooms and Bath, \$75 28 West 46th St., Near 5th Ave.

Unfurnished, ,
Above 50th St.-5th Av. to North River.

HIGH. CLASS HOUSE for rent, furnished and unfurnished: \$100 and up. BURKE STONE, INC., Pel-ham 1073, and Brenxville 1480. ELEVATOR APARTMENTS ham 1073, and Bronxville 1480.

MRS. EDMI'ND W BODINE. Real Estate,
472 Main at.: tel. 848 New Rochelle.

NEW ROCHELLE—ATTRACTIVE HOMES,
McCANN AGY, INC., 13 North av. Tel. 780. Manhattan Ave. and 122d St. 3, 4, 5 & 6 Rooms RITCHEN AND RITCHENETTES. RENTS \$70 TO \$125. APPLY ON FREMISES.

SUBURBAN REAL ESTATE.

Connecticut-Sale or Let.

APARTMENTS-Sale or Let.

Unfurnished.
Above 59th St.-5th Av. to East River

86th St., 68-70 East

7 Rooms. 2 Bat s. \$3,600

7-8 Rooms, 2 Baths

71 EAST 96th ST.

Washington Heights, Above 125th West of 8th Av.

New High Class Elevator Apartments 3, 4 and 5 Rooms

READY FOR OCCUPANCY JAN. 15th Every modern appointment. Large rooms Rentals \$900 upwards.

REAL ESTATE AT AUCTION.

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E. C. H. VOGLER. Amsterdam av. and 82d st.

From Battery to 14th St. (Inclusive).

Above 14th St. to 59th St. (Inclusive).

21 DWELLINGS

on West 45th st., be-

tween 8th and 9th avs., formerly Astor estate holdings; price \$26,000 and up. John P. Peel Co., 362-W. 28d st.

Above 59th St .- 5th Av. to North Biver.

SALE. West Side, dwelling, desirable selection, West Sih st 105th, JAMES P. WALDEN, Realtof, 500 W. 72d, Columbus 9000

Washington Heights, Above 125th St., West of 8th Av.

BUILDERS bargain, southwest corner of 18lst st., Haven av.; vacant; below grade; no rocks. AUSTIN FINEGAN, 35 Nassau st.

RARE BARGAIN

\$20,000

3 STORY AND BASEMENT DWELLING
11 ROOMS, 2 BATHS, PARQUET FLOORS.
ELECTRIC LIGHTS, HEAT, PHONE
AND ALL MODERN IMPROVEMENTS.
FRIVATE RESIDENTIAL SECTION.
CAN BE SEEN SUNDAY,
OWNER ON PREMISES.
528 WEST 142D STREET,

UPPER MANHATTAN—Two family brick, 11 rooms, 2 baths, 2 car garage, two blocks west of Broadway and 218th st.; price re-

Mel.EHNON BROS., REAL ESTATE, 128 W. Fordham road. Phone 0230 Ford. TO close estate; 24 lots, Morris av. and 161st st. section; including 4 corners and one block front. AUSTIN FINEGAN, 35 Nassau 81.

Queens-Sale or Let.

JOHNSTON'S NEW MODEL HOUSES.
At Elmhurst, one and two family houses has driveways, every modern improvements rear subway, easy terms. Owner and builder GEORGE C. JOHNSTON, at Elmhurst av subway station, Elmhurst.

SUBURBAN REAL ESTATE.

Long Island-Sale er Let.

JAMAICA, L. I.—7 rooms, detached house, all improvements; garage; will sell; north side. Jamaica 6258. PORT WASHINGTON.—Frame, 8 rooms, buth; good location; on lot 100x125; \$17,000 MONFORT & HAGEMAN, phone 102.

Westchester-Sale or Let.

HOME SEEKERS Who desire to take advantage of ALTO-GETHER UNEQUALED WESTCHESTER COUNTY OPPORTUNITIES as to location, altitude, annitary conditions, roads, grand views and PRICE should write CURTIS & KEENER, Chappaqua, N. Y., stating

Brooklyn-Sale or Let.

reasonable terms; Broadway subway . West 215th st. J. S. ROUTH, Jr., mises.

Apply Renting Agent on premi

REENWICH-Furnished house, living room two bedrooms, kitchen and bath; furnace lephone; completely furnished; rent \$85

dnutes to station; restricted property. Ap-Mrs. C. E. MORRIS, 3 Prescott st., enwich, or phone Vanderbilt 0250.

Adjoining Park Avenue MODERN FIREPROOF BUILDING 4 Rooms, Bt., groun floor, \$2,400 New Jersey-Sale or Let. ADAPTED FOR PHYSICIAN'S OFFICE FREE list of houses for sale and rent Write VAN WINKLE CO., Rutherford, N. J. VAN WINKLE CO., Rutherford, N. J. MIDDLETOWN, Monmouth County, N. J. Colonial house, 12 rooms and bath, opet beams on first floor, 2 large fireplaces itsam heat, excellent water supply, 24 acre ground, 10 in apples, cherry, pear and pearleres, also grapes and berries; 1 acre wood land; 2 running streams; located one-halmie off State road, 1½ miles from rail road station; ideal for country-seatate; miles from Red Bank and the Shrewsbur River; 1 hour from New York by Pennsyl Vania or Jersey Central railroads; excellentrain service, \$12,000 for immediate sale one-third cash and J. J. StEPHENSON, 2 Blm pl., Red Bank, N. J. Comm. to brokers The Haggstrom Callen Co. 1974 BROADWAY. COLUMBUS 6666 Northwest Corner Park Ave.
MODERN BUILDING
All Octside Rooms
\$2,000, \$2,400, \$2,500

J. EDGAR LEAYCRAFT & CO.

MAPLEWOOD — Centrally located 10 room house, attlc, 2 baths, basement toilet, all improvements, fully furnished; \$150 per month; immediate possession. E 679 Herald MUNTCLAIR REAL ESTATE,
MUNDOCH-FAIRCHILD CO., Montelate MURDOCH-FAIRCHILD CO., Montejair, N.J.

THE BEST LITTLE HOME IN

SUMMIT, N. J.

7 rooms, tiled bath, steam heat, open fire, gas kitchen, solarium; single garage,
Price \$13,000. Convenient terms,
EUGENE JOBS-H. F. BECK CO.

Realtors. Opp. Sta., Summit, N. J. 276-286 Haven Ave. Between 177th and 178th Sts. OVERLOOKING RIVERSIDE DRIVE.

REAL ESTATE—Other States.

Florida-Sale or Let. HOUSES and cottages, furnished or unfurnished, sale or rent, located on Lake Weirmost beautiful lake in Florida. Boating, bathing, fishing, hunting, short drives to ocean or gulf over new Dixte Highway, which runs through property, Station, stores, school, church, all less than half mile. W. M. WILSON, Ocala, Florida.

IT'S JINE IN MIAMI.
Spend the winter in Florida.
Season rentals, real estate, homes, Farms, beach properties, business.
THE C. M. EATON CO., Miami, Fla.

TWO seven room homes, adjoining close in; completely furnished, each bedrooms, living and sleeping porches, beardooms, living and sleeping porches, bearto, gas, electric lights, fireplaces, rages, all conveniences; for rent for sea together or separately, J. H. BAAS, 1954, Orlando, Fla. A. H. O'BRIEN
Tel 2897 Schuyler Tel 2897 Schuyler
ASHFORTH & CO.
Tel. 142 Murray Hill.
CHARLES BERLIN, 3883 B'way-Management, sales, loans.

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Amsterdam av. and S2d st.

J. ROMAINE BROWN,
10 East 48d st.

J. P. & L. A. KISSLING 896 8TH AV.
Economical management. Tel. Circle 0591.

ROBERT E. FARLEY
342 Madison Ave.

THE OURSELED New Jersey-Sale or Let. POULTRY RANCH, including 700 Leghort chickons, horse, cow, helfer, breeders, in cubators, tools, equipment, 5 room buggs low house, city gas, furnace heat, running water, stable, feedhouse, splendid poultry houses, 2½ acres, fruit all kinds; PRICE for everything ready for business \$6,900; reasonable terms, Write, also send for our illustrated Farm Catalogue. BRAY & MAC GEORGE, Vineland, N. J. THE QUEENSIORO CORPARATION,
50 East 420 at., corner Madison av.

SHARP & CO.
2489 Broadway. Tel. 3850 River.
WALTER J. SALMON
17 W. 42d et. Tel. Longacre 8080.

Maine-Sale or Let.

12TH ST., 79 W.-3 story H. S. dwelling, 22x103.3; price \$32,000; easy terms. H. J. SACHS & CO., 38 West 21st st. HERE IS YOUR CHANCE TO SECURE 125 acres handy to Farmington village, 40 acres in smooth interville fields, 20 cow pasture, brook watered; 1,000 cords hard wood, 200 cords soft wood. House 8 rooms, A1 condition. Two barns, itse 24 cattle, two horses; basement; track fork; silo; running water and electric lights throughout. Two herses, ten cattle; full line of farming tools, lay and grain in the barn, potatoes and vegetables in cellar. Everything included for \$6,500 on easy terms. Send for photo. ALONZO P. RICHARDS, Farmington, Me.

> Miscellaneous-Sale or Let. FARMS for sale. Catalogue free. STROUT FARM AGENCY, Box C, 150 Nassau st.

EAST 51ST ST.-4 story dwelling: \$17,000; unusual opportunity. Murray Hill 8513.
FOR SALE or lease, together, 929 6th av.
"L," 102 West 53d st.: 3,500 sq. ft.; pos-REAL ESTATE WANTED. Above 59th St .- 5th Av. to East River.

PLANS and specifications for all types, of buildings and alterations; reasonable rates, INDUSTRIAL ENGINEERING RESEARCH CO., 300 Madison average of the specific states of the specific

APARTMENTS—To Let.

WASHINGTON SQUARE, 80 — Beautifully furnished 1, 2 and 3 rooms with bath; light; maid service included in rent.

24TH ST.; 453 W.—Beautiful furnished rooms, heat, electric light, hardwood floors, tele-phone, open fireplace, for people of refine-ment only. ment only.

50TH ST., 75 W.—Two rooms, kitchenette, tile bath, open fireplace; includes telephone, gas, electricity. Tel. Circle 9412.

DARWELL. DARWELL.

S3D ST., 37 WEST-Very attractive one room apartment; one with private highroom, and one with bath adjoining; gentlemen; can be seen from 9 to 7:30.

57TH ST., 157 W.—11th floor, 3 rooms, living room, bedroom, two bade, bath, three clostes, kitchen, all out-side rooms, elevator, silverware and linen; six months or longer; \$300 per month. LUNING, Telephone Circle

Above 59th St .- 5th Av. to North River.

BIGGEST BARGAIN IN NEW YORK—\$17,000 above mortgages buys beautiful Al condition, modern 100x100 corner e-evator apartment house, with 8 stores on Amsterdam av., and 1-4, 2-5, 3-6 and 1-7 room apartments on each floor, where rents are less than \$14 a month per room, Rents \$30-000. Yielding over \$5.00 yearly, after all expenses, including amortization of \$7,200. We will make a substantial loan, without bonus, to any one desirous of securing this sound investment; personal interviews only, as each bargain advertised by these offices has sold too quickly to parmit axchanges of correspondence GEORGE LAZO & CO., INC., 102 West 74th st. (cor. Broadway). Phone Columbus 3110. Open day and night. BROADWAY, 74th.—Going Europe, selling charming modern 6 rooms, bath; reason-able, buy quickly; consider renting. Particu-lars Columbus 3306. Able, buy quickly, consider renting. Particulars Columbus 3309.

WEST END AV. (190th)—Beautiful elevator apartment, eight large, ali outside, sunny rooms; well furnished. Dec. 1 to October; responsible tenant. Telephone Riverside 7116. TGTH (344 West End).—Luxuriously furnished 3-4 rooms, telephone, kitchenette; high class.

SIRT ST. (Columbus av., Hotel Colonial)—Newly decorated, furnished, 1, 2, 3 outside rooms, private bath; elevated, surface oner, subway; \$17.50, \$23, \$40 weekly; full hotel service; restaurant.

A CORPORATION owning 5 corner plots in East 177th St., Tremont Av. and adjacent streets, close to subway (all Bronx cars pass by property), wishes to sell out; ripe for 5 story 3-4-5-room apartments; opportunity for builders; one corner plot, 8,500 square feet, being improved now with 5 story apartment. H. J. SACHS & CO., 38 West 21st st. service; restaurant.

918T ST., Broadway—3 and 6 rooms, well
furnished apartments, elevator. 2465 B'way.

95TH (230 Riverside Drive)—Room, southern
exposure; electric grill; \$50. Phone Riverside 8068 for appointment. Furnished.

Washington Heights, Above 125th

West of 8th Av.

FORT WASHINGTON AV., 260—Newly fur-nished 5 room spartment, all outside; plane, victrola; immediate possession. Wads-worth 6584: Apartment 2H. WELLI, furnished apartment, 2 bedrooms kitchen, oath, living room, plane; sell \$500 Phone Wads. 9989. Extension 43.

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Unfurnished From Battery to 14th St, (Inclusive).

9TH, 103 E.-Two and three rooms, sunny apartment; elevator; maid service, 31ST ST., 120 EAST. Central location, Murray Hill; fireproof elevator apartment, 8 rooms and bath, \$2,500 to \$2,700; immediate possession. 25TH, 229 W.-Five exceptional rooms; electricity, parquet floors, telephone, elevator

ATTH ST., 2] East.—Attractive one room non-housekeeping apartments, with bath; epen fireplace; steam heat.

OUTEN & CLARKSON CORPORATION,
21 East 47th/st. Vanderfill 1275.

4STH ST., 109 WEST.
opposite Friars Club.
2 rooms and bath; modern;
parquet; telephone; ideal for backelor. 2 rooms and bath; modern parquet; telephone; ideal for bachelor.

40TH, 21 West.—Apartment, two rooms, bath and hitchenette. Apply housekeeper.

54TH ST., 15 EAST.

New elevator building; dining room for tenants; five and two room apartments.

54TH ST., 1 East.—Two rooms and bath, also one room and bath; immediate possession; hotel and restaurant, Elysee service. Inspection invited.

45 EAST 60TH ST., WORTHY FARMS EVERYWHERE,
BATSON FARM AGENCY, 489 5th av., N. T.

BECOND floor to rent for \$175 per month; reduced from \$250; enormous rooms and salon floor; must be seen to be appreciated.

Apply DOCTOR, 45 E. 60th st.

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Above 59th St .- 5th Av. to North River. BUSY CORNER STORE

FOUR story, basement, 50x100; occupied by garage; will divide; immediate posses-sion, 512 West 53d st. Phone Circle 7640. SPACE for rent in high class shop on Madi-son av., for holiday season, good candy maker; \$50 per month. L 2051 Herald, Her-ald sq.

LOFTS-8,000 sq. ft., ground floor; 4,000 sq. ft., first floor; will divide; good for heavy or light manufacturing; all improvements. 1620 St. Marks av., Brooklyn. Phone Glenmore 9197.

Brooklyn.

BLOOMFIELD, Bloomfield av., 668-Store, 12x40; suitable for any business.

Furnished.
From Battery to 14th St. (Inclusive).

CENTRAL PARK WEST., 473-8 large all light rooms and bath, two tollets, steam heat, hot water, electric lights; reasonable rent. Superintendent in basement at 471, or GOODWIN, 260 Lenox av. GOLDEN GATE

High class elevator, 5-6-7 corner, out-aide rooms, facing park; convenient to elevated and subway. AGENT ON PREMISES.

WEST END AV., 562 (Near 57th St.)—Eight rooms and three baths; modern elevater apartment; reasonable rental.

70TH ST., 345 West—Attractive five room apartment; elevator, telephone; rent \$100.

TIST, 145 W.—NEW DESTRABLE 4 ROOMS, WITH 2 BEDROOMS, LIVING ROOM AND KITCHEN, AGENT ON PREMISES OR SLAWSON & HOBBS.

apartment: reasonable rental.

931: ST., 46 AND 48 WEST.
Seven and eight large rooms and bath, all light; electricity. LEWIS M. THIERY, 925 West End av.

94TH, 29 West-Floor, private house, living room, two bedrooms, kitchen; lease.

97TH ST., W.-Four large, light rooms, bath, electric lights, open fireplace; \$50. Phons Longacre 8429.

120TH ST., 423 WEST-High class 2 elevator apartment house, opposite Columbia University; 2, 3, 4 room apartments.
122D, 521 WEST-4, 6 rooms, bath, elevator, full service; reasonable rent. full service; reasonable rent, 124TH 534 W. (off B'way)—4 beautifully re-decorated rooms, front, elevator; \$90.

306 West 73d st. (opposite Schwab's man-sion).—Entire floor; suite of large living rooms, 20x30; one living room, two dressing rooms, large bedroom, 20x30; large closet, kitchenetts and bath; \$200 per month; also living room, bedroom, kitchenette and bath; \$100 per month; American basement house, Superintendent on premises; reference re-

164TH, 601 W.-4 room apartment; 5 room corner apartment. Apply Superintendent.

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feet, all light; no manufacturing. LEVIN.

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116-122 WEST 32D ST.

Offices and showrooms from 500 to 7,500 sq., ft; immediate possession and February 1; rental \$1,200 and up.

WM. S. SUSSMAN, INC., 300 Madison av.

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GRAND CENTRAL section. Madison av.

corner suite; sublease five offices, solid partitions, lineoleum half price. Murray Hill 8514.

LOFTS, 41 West 21st st, and 131

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MADISON AV., 181 (corner 34th)—Beautiful studio and office for rent. Vand. 4367.

FARLOR FLOOR, 20880. 21 WEST 49TH.

PARLOR FLOOR, 20x80, 21 WEST 49TH. APPLY HOUSEKEEPER. PRIVATE office in high class suite. 36 West 44th, room 1409. Vanderbilt 4663. 4th, room 1409. Vanderblit 4663.

STORES and fofts in 42d st. district.

ROWMAN 115 W 42d

45TH, near 5th av., 550 ft. light office, \$1,800. Murray Hill 8514.

TO 5TH AV., CORNER 16TH ST. Immediate possession or February 1; offices from 300 feet ton any space required; manufacturing permitted; very reasonable tent. WM. S. SUSSMAN, INC., 300 Madison av. Tel Vanderblit 1775. \$1,400-\$5,500; lofts, 122 Fifth av.; fireproof; manufacturing permitted. SHARUM, 176 Broadway.

Sultable butcher, restaurant, barber, drug gist; long lease, 1 W. 137th, Harlem 5352

ald sq.

SPACE to let, 5,000 sq. ft. in Sprinkler
Building, with steam; L. N. HARTOG, 214
E. 22d. Gramercy 2996.

OPPORTUNITY! For young, active dentist; good location, 6th av., 91st st., Brooklyn; thickly populated neighborhood, rapidly increasing. Shore Road 9543.

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LIGHT, NEW HAVEN, CONNECTICUT:
LIGHT, STEAM HEATED, ELEVATOR,
FOR LIGHT MANUFACTURING PURPOSES, LABOR CONDITIONS FAVORAGENTALE, P. O. BOX 1623, NEW HAVEN,
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Above 50th St.—5th Av. to East River. 4, 5, 7 rooms, \$2,400 to \$4,500 yearly.

Above 59th St.-5th Av. to North River. APARTMENTS. 212 W. 72d St. EARL & CALHOUN.

APARTMENTS 272 Manhattan av., cor. 111th

TIST, 342 W.-9 unusually spacious rooms will renovate throughout; two maste baths, elevator, telephone; \$225. ERNES; TRIBELHORN.

97TH, 27 West-Five rooms and bath; all improvements; low rent to right party. Apply Janitor. 118TH, 369 W. (cor. Morningside ay.)—5-6 rooms, \$110-\$185; elev., phone, convenient, steam, hot water, guaranteed. COLEMAN.

RIVERSIDE DRIVE 530-8 large fooms wonderful view; \$175; 6 rooms \$140; elevator, beautifully decorated, 125th st. sta-

21STH ST., 2 blocks west of Broadway—U per part of 2 family house, 6 rooms a bath, with garage; small, reliable, fami See J. S. ROUTH, Jr., on premises,

Unfurnished-Brenz. BEDFORD PARK, Perry Court, 4 rooms, new building, 206th st. near Perry av., near 204th st. station of 3d av. "L."

BEDFORD PARK, BRONX, Corner Perry av., and 204th st. Eight rooms and bath.